



# ***3.497-Acre Acquisition Preliminary Management Plan***

**February 2, 2022**



## SUMMARY

The purpose of the 3.497-Acre Preliminary Management Plan is to provide a preview of the direction and kuleana that Kupa'āina o Kuli'ou'ou (Kupa'āina) is planning to assume after acquiring this property. ***This is just a preliminary report.*** A formal Management Plan with required appendices will be provided when Kupa'āina is able to attain all necessary information and documents that will embody the entire plan as a whole.

The Preliminary Management Plan will address the five Resource Purposes as described in Section C of the Clean Water and Natural Lands (CWNL) Application. Kupa'āina will provide an overview of each Purpose and the actions that we envision happening. There are also supplemental documents that will be included in our submittals and which may be pertinent to the plan.

As described in the application and in the presentation video, the 3.497-acre residentially-zoned parcel of TMK: 3-8-013:001 (hereafter, "acquired parcel") is not yet subdivided and the subdivision of the parcel is listed as tentatively approved by the City and County of Honolulu's Department of Planning and Permitting. As such, the property lines of the acquired parcel have yet to be defined. In regards to the five resource purposes of the CWNL application, Kupa'āina's approach to this Preliminary Management Plan is to protect the borders and vicinity of the acquired parcel, as well as the area within. Kupa'āina will maintain this approach until clear property lines have been defined and documented. As such, amendments and/or additional documentation may be necessary after more information is obtained.

## **1. Protection of watershed lands to preserve water quality and water supply.**

*Describe how the acquisition will protect watershed lands to preserve water quality and water supply. Describe the watershed values of this property, such as rainfall, land cover type and condition, groundwater recharge, and waterbody types, characteristics, and management/regulatory status:*

The acquired parcel may contain a gulch with natural water flow to an existing drainage basin adjacent to Kaelelo Place. Rainfall flows through the gulch to the basin, then is removed via City waterways. There is also an existing drainage channel that runs along the bottom of the acquired parcel and above the current homes on Kaelelo Place. Rainwater flows into the channel and then to City waterways. If necessary, Kupaʻāina plans to commission a Site Assessment to further determine land cover type and condition, as well as groundwater recharge. An Aquatic Survey may be required if the property contains a gulch, stream, river, or watershed.

## **2. Preservation of forests, beaches, coastal areas, and agriculture lands.**

*Describe how the acquisition will preserve forests, beaches, coastal areas (including nearshore marine resources), or agricultural lands:*

The acquired parcel is part of the east mountain wall of Kalapa o Maua. The environment is similar to undeveloped, lower mountain forest ecosystems. As such, beaches, coastal areas, and agricultural lands are not part of the acquisition. Preservation of the acquisition retains the mountain environment and preserves the entire valley wall and lower/upper forest areas. A Site Assessment, as mentioned above, should provide more documentation and information regarding land type and condition of the acquired parcel.

## **4. Preservation of historically or culturally important land areas and sites.**

*Describe how the acquisition will preserve historic and/or important cultural sites and lands, including ancient Hawaiian archaeological sites:*

The acquired parcel will preserve the preliminarily identified location of the historic and culturally significant site known as ʻElelupe Pool. Based on historically identified burial sites throughout Kuliʻouʻou, there may be Hawaiian burial sites, rock structures, and other sites yet to be identified. After we have secured ownership and are able to legally access the property, we will contact the Hawaiʻi State Historic and Preservation Division (SHPD) and any additional oversight agency, if necessary, regarding the possible identified location of ʻElelupe Pool as well as other significant cultural sites. An Archaeological Survey may also be required.

## **5. Protection of significant habitats or ecosystems, including buffer zones.**

*Describe how the acquisition protects significant habitats or ecosystems, including buffer zones, and whether there is substantial, significant, or minimal presence of: nativedominated plant cover, endangered or threatened species, critical habitat, or species of greatest conservation need:*

Protection of the acquired parcel will ensure the preservation of the buffer zone between current residential homes and the fragile habitats and ecosystems of Kalapa o Maua, which may include, but are not limited to, species needing conservation such as the ‘elepaio (monarch flycatcher), ‘apapane (Hawaiian honeycreeper), ‘amakahi (Hawaiian honeycreeper), kāhuli (oahu tree snail), pulelehua (Kamehameha butterfly) and rare endemic palms such as Loulu (pritchardia bakeri). It is currently unknown if any native species reside on the acquired parcel. Fragile habitats and ecosystems of the aforementioned species are known to inhabit the upper forest areas of Kuli’ou’ou valley. If necessary, Kupa’āina plans to commission a Baseline Report to ensure the identification of flora and fuana on the acquisition. A Botanical Survey, may also be needed.

## **6. Conservation of land in order to reduce erosion, floods, landslides, or runoff.**

*Describe how the acquisition achieves conservation and reclamation of land that would reduce erosion, lower the risks of flooding and landsliding (such as providing buffer zones from rockfall hazards), and improve runoff management:*

Acquisition of the property permanently removes the threat of development and ensures the current landscape of the mountain wall and exisiting waterflows remain undisturbed. The community will continue to be protected through the property’s existing capacity to absorb and disperse of surface water. This also ensures that flooding and runoff pollution to Kaeleloi Place and lower Kuli’ou’ou Valley does not increase. As previously mentioned, there is also an existing drainage channel that runs along the bottom of the acquired parcel and above the current homes on Kaeleloi Place. Rainwater flows into the channel and then to City waterways. If necessary, Kupa’āina plans to commission a Slope Hazards Report to investigate the geological composition of the acquired parcel.

## PRELIMINARY APPENDICES LIST

- A. Site Assessment
- B. Botanical Survey
- C. Aquatic Survey
- D. Baseline Report
- E. Archaeological Survey
- F. Slope Hazards Report

## CONCLUSION

This Preliminary Management Plan may not list all the documentation that may be required. Also, the reports listed above may not all be necessary. Investigation of the subdivided property will determine what deliverables will ultimately be required. Kupa'āina plans to initiate the commissioning of required deliverables upon the completion of the acquisition, when we are able to legally access the property. Clearly, these studies and surveys will take time. More information outlining a timeline will be available once investigation of the subdivided property is completed. With this in mind, Kupa'āina reaffirms its commitment and dedication to providing any assessments, studies, surveys or reports that may be deemed necessary for the acquisition. An endowment fund is being established to cover associated expenses for any deliverables that require services performed by professionals. Kupa'āina plans to convey all significant findings with the community through the Neighborhood Board system.

## SUPPLEMENTAL DOCUMENTATION

- A. CWNL Follow-up Letter
- B. MFHC Conservation Easement Administrative Holder Acknowledgement

# MAHALO

We want to thank the following organizations and agencies for their kokua in helping us throughout this process:

## **Livable Hawaii Kai Hui (LHKH)**

Without their help, this acquisition would not be possible. Kupa'āina has partnered with LHKH to acquire the privately-owned parcels of Kalapa o Maua. Their long-standing relationship with the landowner has made it possible for Kupa'āina to engage in this project. If all comes to fruition, LHKH will be acquiring the two large, ridge-top parcels of Kalapa o Maua, and Kupa'āina will acquire the 3.497-acre parcel located near the bottom of the mountain.

## **Maunalua Fishpond Heritage Center (MFHC)**

MFHC has provided their assistance from the onset of this project. Their knowledge of the natural, historical and cultural resources of this area have been invaluable. They continue to assist Kupa'āina in every way possible, including helping with the development of our Management Plan. They have also committed to acting as Kupa'āina's Conservation Easement Administrative Holder, a position in which Kupa'āina will be eternally grateful.

## **Clean Water and Natural Lands Fund (CWNL) and Department of Land Management (DLM)**

The CWNL Fund and DLM will hopefully provide the means for Kupa'āina's acquisition. If approved, the \$1,700,000 in CWNL funds will settle the purchase price of the 3.497-acre parcel. This funding is vital to the acquisition and it is our hope that the funds will be awarded. Kupa'āina wants to extend their utmost gratitude to both of these agencies for the support and assistance that they've provided thus far.

## **East Honolulu's Elected Officials**

City Councilman Tommy Waters, Senator Stanley Chang, Representative Mark Hashem, and previous City Councilman Trevor Ozawa have supported the protection of Kalapa o Maua for many years. They have facilitated discussions with the landowner and have sought ways to seek funding. But most importantly, they were simply willing to listen to and engage with all of us, as non-profit organizations and individuals, and hear our concerns and our wishes for the future of our community. Mahalo Nui to all of our Elected Officials.